



Department of Regional Planning  
320 West Temple Street  
Los Angeles, California 90012

**PROJECT NUMBER**

00-136

**HEARING DATE**

TBD

**REQUESTED ENTITLEMENTS**

Vesting Tentative Tract Map No. 52796

Conditional Use Permit No. 00-136

Oak Tree Permit No. 00-136

Environmental Assessment No. 00-136

# SUBDIVISION COMMITTEE REPORT

**OWNER / APPLICANT**

Aidling General Trust/Lennar Homes of California

Alliance Land Planning and Engineering, Erin Stanley  
(agent)**MAP/EXHIBIT  
DATE:**

1/29/14

**SCM REPORT  
DATE:**

2/27/14

**SCM DATE:**

3/6/14

**PROJECT OVERVIEW**

*A clustered single-family residential tract development of lots averaging approximately 8,500 square feet in size. Also proposed is a water tank and pumping station. Project will be served by public water and sewer systems. The site is currently undeveloped and contains oak trees and oak woodland areas.*

Subdivision: To create 102 single-family lots, 11 open space lots, and 2 public facility lots (115 total lots) on 230.5 gross acres.

Density Transfer: To transfer approximately 61 dwelling units from the U-2 land use designation to the HM land use designation as allowed under the policies of the Santa Clarita Valley Areawide Plan.

CUP: For density-controlled development and onsite grading in excess of 100,000 cubic yards.

Oak Tree Permit: For the removal of 1 oak tree. There is 1 heritage-status oak trees onsite and 0 are proposed to be encroached upon/removed.

**MAP STAGE**Tentative: ☒Revised: ☐Amendment: ☐Amended : ☐  
Exhibit %A+Modification to : ☐  
Recorded MapOther: ☐**MAP STATUS**Initial: ☐1<sup>st</sup> Revision: ☐2<sup>nd</sup> Revision: ☐Additional Revisions (requires a fee): ☒ 6th**LOCATION**

South side of Pico Canyon Rd., 1.5 miles west of Interstate 5.

**ACCESS**

Pico Canyon Road (primary), Verandah Court (secondary)

**ASSESSORS PARCEL NUMBER(S)**

2826-097-003; 2826-020-020 through -024; 2826-020-030 through -033

**SITE AREA**

230.5 gross (228.8 net) acres

**GENERAL PLAN / LOCAL PLAN**

Santa Clarita Valley Areawide Plan (SCVAP)

(Note: The project is %grandfathered+under the old SCVAP and is not subject to OVOV.)

**ZONED DISTRICT**

Newhall

**SUP DISTRICT**5<sup>th</sup>**LAND USE DESIGNATION**

HM (Hillside Management), 196.1 ac

U-2 (Urban 2 . 3.4 to 6.6 DU/ac), 29.7 ac

W (Floodway), 4.7 ac

**ZONE**A-2-2 (Heavy Agricultural .  
Two Acre Minimum  
Required Gross Lot Area)**CSD**

None

PROPOSED UNITS (DU)	MAX DENSITY/UNITS (DU)	GRADING, CUBIC YARDS (CUT/FILL, IMPORT/EXPORT, ONSITE/OFFSITE)
102, all proposed within the HM designation	237 (196 within U-2) (41 within HM) (0 within W)	3.2 million combined 1.6 million cut, 1.6 million fill No import or export No offsite grading

#### ENVIRONMENTAL DETERMINATION (CEQA)

Environmental review and determination pending completion of an Initial Study for the revised project.

#### SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE

Department	Status	Contact
Regional Planning	Hold	Jodie Sackett (213) 974-6433 <a href="mailto:jsackett@planning.lacounty.gov">jsackett@planning.lacounty.gov</a>
Public Works	Hold	Henry Wong (626) 458-4961 <a href="mailto:hwong@dpw.lacounty.gov">hwong@dpw.lacounty.gov</a>
Fire	Hold	Juan Padilla (323) 890-4243 <a href="mailto:jpadilla@fire.lacounty.gov">jpadilla@fire.lacounty.gov</a>
Parks & Recreation	Hold	Clement Lau (213) 351-5120 <a href="mailto:clau@parks.lacounty.gov">clau@parks.lacounty.gov</a>
Public Health	Hold	Vicente Banada (626) 430-5381 <a href="mailto:vbanada@ph.lacounty.gov">vbanada@ph.lacounty.gov</a>

#### SUBDIVISION COMMITTEE STATUS

Tentative Map Revision Required: ☒

Exhibit Map/Exhibit A+ Revision Required: ☒

Revised Application Required: ☐

Reschedule for Subdivision Committee Meeting: ☒

Reschedule for Subdivision Committee Reports Only: ☐

Other Holds (see below): ☒

#### REGIONAL PLANNING ADDITIONAL COMMENTS AND HOLDS

Case Status/Recommendation: At this time, Regional Planning does not recommend approval of the tentative map. Revisions to the tentative map, exhibit "A" and slope map are required. Additional materials must be submitted. Please read below for further details.

#### Land Use Plan Policy: SCVAP

Clear ☐ Hold ☒

1. The proposed land use of a clustered single-family residential development and its associated land uses - a water tank and water pumping station, debris and water quality control basins, and improved and unimproved open spaces, are generally consistent with the U-2, HM and W land use designations of the Plan.
2. The current proposal for 102 single-family lots is consistent with the overall maximum density of 237 dwelling units allowed on the project site under the existing Plan land use designations and per the project's slope density study and map. The development may not exceed 237 dwelling units.
3. Pursuant to the non-urban hillside management policies of the Plan, a CUP for hillside management is not required, as the project does not exceed the low-density threshold of 110 dwelling units as indicated on the project's slope density map.
4. The project may be inconsistent with Plan policies related to the preservation of natural terrain, including drainage courses and associated vegetation and wildlife, hillsides and steep slopes (see Policy 1.5, p. 25). Further staff review is necessary.
5. The proposed development may be inconsistent with Plan policies related to the transfer of density. According to the Plan (p. 46), density may not be transferred to areas consisting of predominantly 50% or greater natural slopes. Further staff review is necessary. Please provide the following:
  - a. A letter describing the density transfer request and justification under the policies of the Plan.
  - b. A revised slope density map or separate density transfer exhibit depicting the slope ranges, development footprint, land use designation boundaries and density transfer table.

Tentative Map:

Clear ☐ Hold ☒

6. On Sheet 1, provide a lot table that lists the gross and net area of each lot, and its general land use (single-family, open space, etc.)
7. On Sheet 1, ~~lot summary~~, remove the ~~open space~~ type designation for Lots 105-107. These lots cannot be counted as open space.
8. On Sheet 1, explain the use of non-standard road sections for ~~B~~ Street and ~~F~~ Street (widths are less than required by Title 21 Section 21.24.090). If reduced-width roadway sections are intended, recommend using the LA County Private Drives and Traffic Calming Design Guidelines Manual.
9. On Sheets 1 and 2, depict the land use category boundaries, and label each category ~~M~~, ~~M-2~~ and ~~W~~.
10. On Sheets 1 and 2, indicate whether easements are existing or proposed (suggest placing them in separate sections).
11. Provide at least 40 feet of street frontage for all lots on a cul-de-sac (Lots 4, 5, 18, 76, 77, and 82).
12. Recommend relocating or redesigning Lot 49 to avoid the oak tree removal and oak tree permit.
13. Label Lot 111 as ~~open space~~ or public facility.
14. In the general notes section, indicate the total linear feet of existing and proposed street frontage.
15. Clarify the plan for large-lot recreation pursuant to general notes 4-6.
16. Under general note 18, indicate which lots are requested for a street frontage waiver.

Exhibit Map/Exhibit ~~A~~:

Clear ☐ Hold ☒

17. Any changes to the project design indicated on the tentative map should also be reflected on the exhibit ~~A~~.

Conditional Use Permit:

Clear ☐ Hold ☒

18. CUP burden of proof for grading and density-controlled development currently under staff review. A revised burden of proof may be required.
19. Depict the development footprint and density transfer information on the slope density map. For the density transfer, depict the land use designation boundaries and them ~~W~~, ~~M~~ and ~~M-2~~ as applicable. On the slope map, provide a table for the density transfer, indicating the maximum number of units allowed on the property under each designation, and how many units are being transferred from one category to the other.
20. Submit a revised slope density map depicting the development footprint, and add the density transfer information previously indicated (or provide a separate density transfer exhibit).
21. Submit a revised open space exhibit that depicts the revised project design and has an updated open space table and calculations.
22. If applicable, depict the project phasing boundaries on the open space exhibit and indicate how much open space will be recorded in each development phase.

Oak Tree Permit:

Clear ☐ Hold ☒

23. Oak tree permit burden of proof currently under staff review. A revised burden of proof may be required.
24. Recommend relocating or redesigning one lot (Lot 49) to avoid an oak tree permit.

Environmental Determination:

Clear ☐ Hold ☒

25. An EIR may be required for potentially significant impacts to hillside terrain, the watershed, and other natural resources located onsite. Completion of a new Initial Study is required.
26. Please refer to the County biologist's comments provided during the last SCM on 8-15-13. For any questions related to site biology, please contact Joseph Decruyenaere at 213-974-1448 or [jdecruyenaere@planning.lacounty.gov](mailto:jdecruyenaere@planning.lacounty.gov).

Healthy Design Ordinance (~~ADO~~):

Clear ☐ Hold ☒

27. On the tentative map, indicate the total linear feet of street frontage so that an accurate estimate of required onsite tree plantings can be made.
28. Final Map Condition: The onsite tree planting requirement will be one tree per each 25 feet of existing and proposed street frontage located within the subject property. Based on staff's estimate of approximately 11,250 feet of linear feet of street frontage, a total of 450 tree plantings would be required for the project and indicated on a tree planting plan to be approved by Regional Planning prior to final map recordation.

Administrative/Other:

Clear ☒ Hold ☐

None at this time. Additional materials may be required for future submittals.

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**RESUBMITTAL INSTRUCTIONS**

If a map revision is required, please submit the following items:

- A completed and signed Land Division application
- A signed and dated cover letter describing all changes made to the map
- Six (6) folded and collated copies of Tract/Parcel Map and Exhibit Map/Exhibit "A"
- A digital (CD or Flash drive) copy of the map/exhibit in PDF format
- Revision fee payment (for the 3<sup>rd</sup> revision and thereafter)
- Any other additional materials requested by the case planner

**NOTE:** An appointment is required for resubmittal. You must call Land Divisions Section at 213-974-6433 to schedule the appointment. Prior to scheduling, you are strongly encouraged to contact the case planner and discuss the map revision and other materials.